DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION
JANUARY - 2020 REGULAR MONTHLY MEETING
REVISED AGENDA

DATE: January 2, 2020 PLACE: Commissioner’s Court Room
TIME: 6:00 P.M. 3rd Floor, Delaware County

BUILDING

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Kathy Carey          Shannon Henry**      Michael Mueller
Jerry Dishman**      Teresa Hensley      Rickie Sipe
J. P. Hall           Jesse Landess*      Nathan Vannatter

Advisory Members

Tom Borchers         David Smith         Laurynn Thieme

INTRODUCTION/CONFIRMATION OF MEMBERS:

ELECTION OF OFFICERS:

MINUTES: Consideration of the November 7, 2019 regular monthly meeting minutes.

TABLED BUSINESS:

MPC 08-19A ABC-DG Subdivision

NEW BUSINESS:

BZA 01-20 Special Use Jurisdiction: Board of Zoning Appeals
Being a consideration of an appeal filed by James W. Lacey II, 4001 S. Sciscoe Rd.,
Muncie, Indiana, requesting a Special Use under the terms of the Delaware County
Comprehensive Zoning Ordinance, Article XIV, Section 2, to allow a home occupation for
a gunsmith business in an existing home with variances from Article XXXI, Section 8 to
allow the home occupation to use more than 25% of the floor area of the dwelling, and for
a 30” x 30” sign on premises located at 4001 S. Sciscoe Rd., Muncie, Indiana, as more
accurately described in the application.

LEGISLATIVE ACTION:

REPORT FROM DIRECTOR:

ADJOURNMENT:

*Terms expiring; members serve until new appointments are made.
**Annual appointments by City Council and County Commissioners
The Delaware-Muncie Metropolitan Plan Commission held its regular monthly meeting on Thursday, January 2, 2020 at 6:00 P.M., in the Commissioner’s Court Room of the Delaware County Building, Muncie, Indiana. President Shannon Henry called the meeting to order.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Ms. Moody called roll and the following members were present: Ms. Carey, Mr. Dishman, Mr. Hall, Mr. Henry, Ms. Hensley, and Mr. Vannatter. Absent: Mr. Borchers, Mr. Landess, Mr. Mueller, Ms. Sipe, and Ms. Thieme.

INTRODUCTION/CONFIRMATION OF MEMBERS:

Ms. Moody stated that there were two new members at this time. She stated that Mr. Mueller was retiring from the Board and Lisa Goodpaster would be replacing him, and J.P Hall had replaced Mr. Ellis. Ms. Moody also stated that Laurynn Thieme would be replacing Mr. Carter as the advisory member for Purdue Extension Office, and Brian Stephens-Hotopp would be replacing Mr. Campbell as the City Engineer representative. She stated that Mr. Landess was also up for reappointment by the County Commissioners.

Ms. Moody administered the Oath of Office to all voting members and they responded “I will”.

ELECTION OF OFFICERS:

Ms. Moody opened the floor for nominations for the office of President.

Ms. Carey nominated Mr. Henry to serve as President. Mr. Vannatter seconded the motion. Nominations were closed. Voting in favor: Ms. Carey, Mr. Dishman, Ms. Goodpaster, Mr. Hall, Mr. Henry, Ms. Hensley, and Mr. Vannatter. Voting against: none. Motion carried, Mr. Henry will serve as President for 2020.

Ms. Moody opened the floor for nominations for Vice-President.

Ms. Carey nominated Ms. Hensley to serve as Vice-President. Mr. Vannatter seconded the motion. Nominations were closed. Voting in favor: Ms. Carey, Mr. Dishman, Ms. Goodpaster, Mr. Hall, Mr. Henry, Ms. Hensley, and Mr. Vannatter. Voting against: none. Motion carried, Ms. Hensley will serve as Vice-President for 2020.

MINUTES:

Ms. Carey made a motion to approve the November, 2019, regular monthly meeting minutes. Ms. Hensley seconded the motion. Voting in favor: Voting in favor: Ms. Carey, Mr. Dishman, Ms. Goodpaster, Mr. Hall, Mr. Henry, Ms. Hensley, and Mr. Vannatter. Voting against: none. Motion carried, November, 2019 minutes approved.

TABLED BUSINESS:

MPC 08-19A ABC-DG Subdivision
Ms. Moody stated that nothing new had been received from the applicant so the request would remain tabled.

NEW BUSINESS:

**BZA 16-19**  
**Special Use**  
**Jurisdiction: Board of Zoning Appeals**  
Being a consideration of an appeal filed by James W. Lacey II, 4001 S. Sciscoe Rd., Muncie, Indiana, requesting a Special Use under the terms of the Delaware County Comprehensive Zoning Ordinance, Article XIV, Section 2, to allow a home occupation for a gunsmith business in an existing home with variances from Article XXXI, Section 8 to allow the home occupation to use more than 25% of the floor area of the dwelling, and for a 30" x 30" sign on premises located at 4001 S. Sciscoe Rd., Muncie, Indiana, as more accurately described in the application.

Ms. Moody stated that Mr. Lacey had provided a rendering of the sign that the members had to review.

James W. Lacey II, 4001 S. Sciscoe Rd, Muncie, Indiana, appeared. He stated that he was requesting to operate a gunsmith business in his existing garage for now, and that if the business grew and was successful, he would find a different location. He stated that this was not something you could just do without taking the college courses and receiving a degree which he had done. He stated that he would just be working on guns, and had no interest in displaying or selling them.

Ms. Hensley asked if this would be an online business.

Mr. Lacey stated that he had a regular job and that this would just be a side business and that the advertising would be online. He stated that occasionally someone would bring a gun to him for him to work on, but it would not be a lot.

Mr. Henry asked if he would primarily be working in the evenings and weekends.

Mr. Lacey stated yes.

Ms. Goodpaster asked if he needed a special license.

Mr. Lacey stated that he was in the process of getting his license and that he was in contact with an ATF agent to get all of that information in order once he has local approval.

Ms. Carey asked if he would have all the necessary licenses soon.

Mr. Lacey stated he did not know how long that would take.

Ms. Moody stated that the ATF representatives will not start their process until all of the local approvals have been issued. She stated that since this was a special use request, the Plan Commission would make a recommendation to send to the Board of Zoning Appeals, and that they could place additional conditions if approved. She stated that a home occupation means Mr. Lacey may not have employees or retail sales and that he was also requesting a larger sign than the 1’ x 1’ the ordinance allows.

Mr. Henry stated that he may need the larger sign than permitted.

Ms. Carey asked what the speed limit was in the area.

Mr. Lacey stated it was near Sciscoe Road by AMA and the reservoir.

Ms. Henry asked if the space he would be using was part of an existing garage.

Mr. Lacey stated yes.
Mr. Hall asked if Mr. Lacey had talked to any of his neighbors and if they had any concerns.

Mr. Lacey stated he had not heard any concerns.

Ms. Moody stated that a requirement of the request was that notification be sent to the surrounding property owners.

Mr. Henry asked if those notices had been sent.

Ms. Moody stated yes.

No one appeared in opposition.

Mr. Vannatter made a motion to approve BZA 01-20 the appeal of James W. Lacey II. Ms. Carey seconded that motion. Voting in favor: Ms. Carey, Mr. Dishman, Ms. Goodpaster, Mr. Hall, Mr. Henry, Ms. Hensley, and Mr. Vannatter. Voting against: none. Motion carried, a favorable recommendation will be forwarded to the Board of Zoning Appeals for their January 30, 2020 regular monthly meeting.

REPORT FROM DIRECTOR:

Ms. Moody stated that there were two appointments that the Plan Commission needed to fill. She stated that one was to the Plat Committee, which was a five member committee appointed by the Plan Commission whose responsibility is to approve secondary plats. She stated that the members were: Marta Moody, Angie Moyer, Rickie Sipe, and Tom Borchers and John Anderson as alternating members and that they would be adding Mr. Stephens-Hotopp to replace Mr. Campbell.

Mr. Vannatter made a motion to approve the Plat Committee appointments as presented. Ms. Carey seconded the motion. Voting in favor: Ms. Carey, Mr. Dishman, Ms. Goodpaster, Mr. Hall, Mr. Henry, Ms. Hensley, and Mr. Vannatter. Voting against: none. Motion carried, Mr. Anderson, Mr. Borchers, Ms. Moody, Ms. Moyer, Ms. Sipe, and Mr. Stephens-Hotopp will serve on the Plat Committee for 2020.

Ms. Moody stated that the other appointment was to the Village Review Committee, which was a five member committee and that the Plan Commission had two of those appointments. She stated that Keith Gary was one of those members and that she would ask to reappoint Mr. Gary at this time for another 3 year term.

Ms. Carey made a motion to approve the Village Review Committee appointment of Mr. Gary. Mr. Vannatter seconded the motion. Voting in favor: Ms. Carey, Mr. Dishman, Ms. Goodpaster, Mr. Hall, Mr. Henry, Ms. Hensley, and Mr. Vannatter. Voting against: none. Motion carried,

ADJOURNMENT:

Shannon Henry, President

Marta Moody, Secretary